184.0	0007	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,700 / 624,700
					USE VALUE:	624,700 / 624,700
					ASSESSED:	624,700 / 624,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIEMER PAUL F
Owner 2:	
Owner 3:	
Street 1:	31 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,170 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7170.000	180,100		444,600	624,700
Total Card	0.165	180,100		444,600	624,700
Total Parcel	0.165	180,100		444,600	624,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 723.03 | /Parcel: 723.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0007-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,100	0	7,170.	444,600	624,700	624,700	Year End Roll	12/18/2019
2019	101	FV	161,900	0	7,170.	444,600	606,500	606,500	Year End Roll	1/3/2019
2018	101	FV	161,700	0	7,170.	374,700	536,400	536,400	Year End Roll	12/20/2017
2017	101	FV	161,700	0	7,170.	343,000	504,700	504,700	Year End Roll	1/3/2017
2016	101	FV	161,700	0	7,170.	292,100	453,800	453,800	Year End	1/4/2016
2015	101	FV	151,500	0	7,170.	254,000	405,500	405,500	Year End Roll	12/11/2014
2014	101	FV	151,500	0	7,170.	235,000	386,500	386,500	Year End Roll	12/16/2013
2013	101	FV	151,500	0	7,170.	223,600	375,100	375,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	PR433-788		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2011	1097	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
3/11/2009	Inspected	189	PATRIOT
11/13/2008	Measured	345	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7170		Sq. Ft.	Site		0	70.	0.89	7									444,568						444,600	

Total AC/HA: 0.16460 | Total SF/SM: 7170 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,568 | Spl Credit | Total: 444,600

User Acct

124109

GIS Ref

GIS Ref

Insp Date

07/11/18

!14340!

PRINT

Date	Time
12/11/20	04:12:03

LAST REV

Date	Time
07/31/18	11:58:54

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	59250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261005
Depreciation:	80912
Depreciated Total:	180093

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

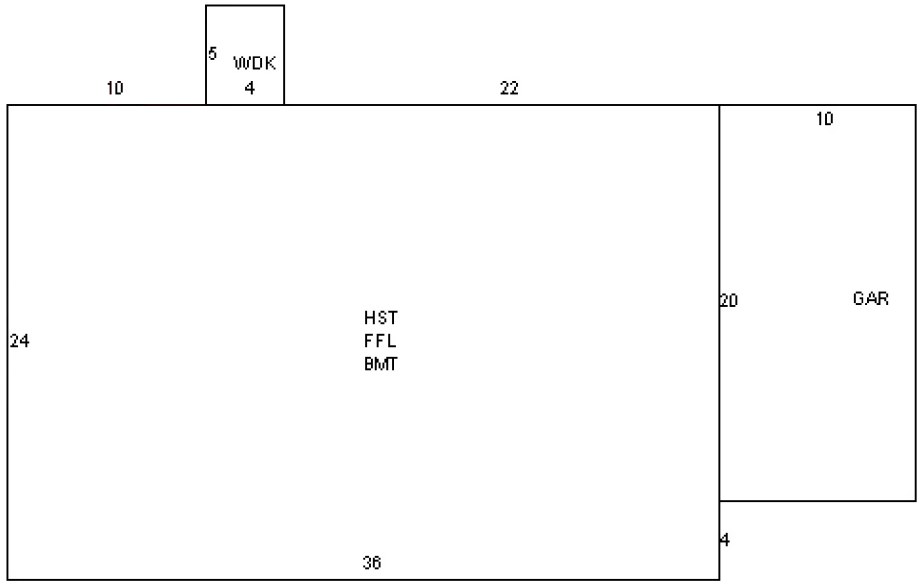
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	75.67
Final Total:	180100	Val/Su SzAd	138.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	864	141.740	122,460
HST	Half Story	432	85.040	36,738
GAR	Garage	200	27.500	5,499
WDK	Deck	20	16.000	320

Net Sketched Area:	2,380			Total:	201,755
Size Ad	1296	Gross Are	2812	FinArea	864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: